

1. July 7, 2021 Planning Commission Agenda

Documents:

[070721.PCWM.COURTESY.PDF](#)

2. July 7, 2021 Packet Materials

Documents:

[ITEM A1 - BUILDING DESIGN ORDINANCE UPDATES.PDF](#)
[ITEM A2 - ACCESSORY DWELLING UNIT REVISIONS.PDF](#)
[ITEM A3 - HOME OCCUPATION STANDARDS.PDF](#)



118 Lion Blvd ◦ PO Box 187 ◦ Springdale, UT 84767 ◦ (435) 772-3434

PLANNING COMMISSION NOTICE AND AGENDA
THE SPRINGDALE PLANNING COMMISSION WILL HOLD A WORK MEETING
ON WEDNESDAY JULY 7, 2021 AT 5:00 PM

THIS MEETING WILL NOT HAVE AN ANCHOR LOCATION AND WILL BE CONDUCTED ELECTRONICALLY. COMMISSION MEMBERS WILL CONNECT REMOTELY.
Pursuant to Utah Code Section 52-4-207(5)(a)(i), the Chair of the public body has determined ongoing cleanup efforts at the Canyon Community Center caused by flood and debris flows on June 29, 2021 prevent the Planning Commission from conducting this meeting at the anchor location.

The meeting will be available to the public for viewing/listening only.

****Please see electronic login information below.**

Attending Clerk: Vicki Bell, Town of Rockville

Approval of the agenda
General announcements

A. Discussion/Information/Non-Action Items

1. Building Design Ordinance Updates
2. Accessory Dwelling Unit Ordinance Updates
3. Home Occupation Standards Revisions
4. General Plan Update

B. Adjourn

This notice is provided as a courtesy to the community and is not the official notice for this meeting/hearing. This notice is not required by town ordinance or policy. Failure of the Town to provide this notice or failure of a property owner, resident, or other interested party to receive this notice does not constitute a violation of the Town's noticing requirements or policies.

NOTICE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Darci Carlson at 435.772.3434 at least 48 hours before the meeting.

****To access the electronic meeting please click the Zoom link below:**

<https://us02web.zoom.us/j/89491442530?pwd=eTNBUzVzZEt4cGt1RWWhNQXRtdi9yUT09>

Meeting ID: 894 9144 2530

Passcode: 885499

One tap mobile

+16699009128,,89491442530#,,,,*885499# US (San Jose)

+12532158782,,89491442530#,,,,*885499# US (Tacoma)

Dial by your location

+1 346 248 7799 US (Houston)

Meeting ID: 894 9144 2530

Passcode: 885499

Packet materials for this meeting will be posted on

Friday, July 2, 2021 and available at: <https://www.springdaletown.com/agendacenter>



Memorandum

To: Planning Commission
From: Thomas Dansie
Date: July 1, 2021
Re: Design Review Ordinance Revisions

The Planning Commission has been working on design standards for new development in the SR9 corridor for several months. At the Commission's direction staff has been working with local architects to refine the design guidelines. An updated draft of proposed standards is attached. The following summary explains the proposed changes.

SR9 Corridor Design Guidelines

The draft incorporates the Commission's previous direction regarding design standards for development along SR9, with additional clarification and refinements based on architect input. The design standards do the following:

- The SR9 Corridor design guidelines will be applicable to all¹ new development within 250 feet of SR9, as well as any development within 1,000 feet of SR9 that will be at least one-third visible from SR9.
- Parkitecture will be required as a consistent design theme for all new development in the SR9 corridor. Contemporary interpretations of Parkitecture are allowed. Specific design Parkitecture design motifs will be required, such as:
 - Wood siding, natural stone, and rusted metal as primary building materials.
 - Moderate pitch gable roofs are required.
 - Covered entryways are required.
 - Buildings are required to have a horizontal emphasis.
- Buildings on the same site must have a consistent architectural feel.
- Buildings may not be placed on ridgelines, hilltops, or at the edge of mesas.
- All new development must be reviewed by the Design Review Board before going to the Planning Commission for review.
 - The DRB will be composed of five individuals, with a mix of design professionals and Springdale residents.
 - The DRB will be an informal body that does not make final decisions or formal recommendations. It will not be a public body.
 - The DRB can make recommendations on specific projects that may not meet all the requirements of the design standards, but still promote the Town's village character.

¹ See section on Residential Design Guidelines

Residential Design Guidelines

The Utah State Legislature recently passed legislation (HB 1003) removing local governments' ability to regulate design on one- and two-family residential structures. Local governments are barred from regulating the following on one- and two-family residences:

- Exterior color
- Type or style of exterior cladding material
- Style, dimensions, or materials of a roof structure, roof pitch, or porch
- Exterior non-structural ornamentation
- Location, design, placement, or architectural styling of a window, door, or garage door
- Number or type of rooms
- Interior layout of a room
- Minimum square footage
- Rear yard landscaping
- Requirement for front yard fencing

Based on this legislation, the Town is no longer able to enforce the following code sections on one- and two-family residences (essentially, everything in the FR and VR zone):

- Section 10-9a-13: Building and Site Design Requirements (if located in the FR zone)
- Chapter 10-16: Architectural Standards and Design Guidelines
- Chapter 10-17: Color Palette
- Chapter 10-18: Landscaping

Additionally, the proposed SR9 Design Standards discussed above will not be enforceable on one- and two-family residences.

The State Legislature passed this legislation as a means to remove obstacles to housing affordability. The Legislature found that building design requirements at the local level increased the cost of developing housing. Removing local government's ability to regulate building design is intended to help reduce housing development costs, and thus lead to more affordable housing.

The Commission has previously expressed concern about housing affordability in Springdale. If the Commission is also concerned about losing the ability to regulate building design on one- and two-family residences, staff suggests a solution that could promote both housing affordability and good building design.

The Commission could reduce the permitted building size and height for residential structures. This will promote housing affordability by limiting the development of large homes. The building size maximum could be reduced by 2,000 square feet (from 5,000 square feet to 3,000 square feet). The building height could be reduced by five feet (from 20' - 26' to 15' - 21', depending on the zone).

HB 1003 allows a property owner to voluntarily request that design standards be applied to a property, in exchange for some development incentive not otherwise allowed as a permitted use in the zone. If a property owner wishes to develop a residential structure larger than the proposed size and height limits, the Town could allow an increase in these standards if the property owner voluntarily places the property under the building design requirements.

A draft outline of how this solution could work is included in the attached ordinance language. The Commission should determine whether or not to pursue this strategy.

Clarification of “Transient Lodging Unit”

When the Commission first started looking at building design changes in 2019 it was part of a larger effort examining the impact of transient lodging on the community. Part of that larger discussion focused on the definition of “transient lodging unit” or TLU.

The Code currently allows a maximum number of TLUs on commercial property, based on zone and property size (one TLU per 2,500 sf of property in CC, one TLU per 4,000 sf of property in VC). The Code currently does not have a definition of TLU. For a traditional hotel or motel it is straightforward to understand one hotel room equals one TLU.

However, new trends in transient lodging make the determination of what constitutes a TLU more difficult. For example, a four bedroom house rented as a short term rental is currently treated as one TLU, even though the impact of that short term rental far exceeds the impact of one hotel room. Staff recommends a definition of TLU be added to the Town Code. This definition should recognize the difference in impact between various types of lodging facilities.

As mentioned above, the Commission already developed ordinance language to address this issue in 2019. A copy of that draft language is included in the attached ordinance. The Commission should determine whether or not to pursue this clarification of TLU.

SUMMARY

The Commission should reviewed the attached draft ordinance and make the following determinations:

1. Do the proposed design standards for the SR9 corridor reflect the Commission’s vision for the appearance of new development on SR9?
2. Does the proposed Design Review Board process reflect the Commission’s desire for administrative review of building design?
3. In light of HB 1003, should the Town pursue a strategy that seeks to both promote affordable housing and promote building design that accomplishes the Town’s goals for the visual character of the community?
4. Should the Town adopt a definition of “transient lodging unit” that reflects the evolving nature of rooms and accommodations in transient lodging facilities?

Design Standards Draft Outline - July 2021

Chapter 10-15F: SR9 Design Corridor

- A. Purpose: The standards in this chapter are intended to:
1. Promote the Town's unique visual appearance and village character by requiring building designs and appearances that are consistent with the Town's architectural character and history, and complementary to the historic Parkitecture of Zion National Park.
 2. Preserve views of important natural features and vistas.
 3. Enhance the aesthetic qualities of the Town's built environment.
- B. Applicability: The standards in this chapter apply to all applications for Design / Development Review for new development in the SR9 Design Corridor. The SR9 Design Corridor contains all new develop described below:
1. Any new development that is located within 250 feet of the SR9 right-of-way.
 2. Any new development within 1,000 feet of SR9 that is at least 20 feet in elevation above the nearest point on SR9 from the development and that will have at least 33% of its mass visible from SR9.
 3. Any remodeling, additions, or modifications other than routine building maintenance (roof material replacement, repainting, etc.) on existing development that meets either of the criteria above.
- C. Parkitecture Design Required: All new development in the SR9 Design Corridor shall be complementary to the historic Parkitecture of Zion National Park. Contemporary interpretations of Parkitecture are allowed, if they are thematically consistent with historic Parkitecture. The following design elements are required for all new development in the SR9 Design Corridor, unless specifically exempted by the Planning Commission after receiving a recommendation from the Design Review Board.
1. Materials: All new development shall use the following materials as primary building materials. Materials not listed below may be used as secondary accent materials or as a means to break up the mass of the materials below, as long as they are consistent with the standards in Chapter 10-16.
 - a. Vertical or horizontal wood siding (composite materials resembling wood such as cementitious siding are allowed, but not vinyl, aluminum, or plastic siding).
 - b. Rusted metal siding used to reflect or mimic wood siding used in historic parkitecture.
 - c. Dressed ashlar sandstone (cultured sandstone may be used with the approval of the Design Review Board, but it must closely resemble natural stone. All stone must extend to the ground and there can be no gaps between the bottom of the stone and the ground.
 - d. Heavy timbers used as posts or other similar support structures.

- e. Roof materials must be similar in appearance to shake shingles. Alternatively, rusted metal roofing may be allowed with the approval of the Planning Commission, after receiving a recommendation from the Design Review Board.
 - 2. Design Elements: All new development shall include the following design elements:
 - a. Roofs shall be primarily gable roofs with roof pitch between 3:12 and 6:12. Flat roofs should be avoided, except when specifically approved by the Planning Commission after receiving a recommendation from the Design Review Board as a means to allow the pitched gable portions of the roof to be scaled down. In general, simple rooflines are preferred over complex rooflines. Long roof planes over 50 feet in length shall be broken with dormers or other features to break the mass of the roof.
 - b. New buildings shall include covered porches at entryways supported with stone-based columns. The covered entry shall be pedestrian scale.
 - c. Gable roof ends shall have exposed rafter tails extending on the bottom side of the roof.
 - d. Buildings shall have a horizontal, rather than vertical, emphasis.
- D. Continuity of Design Required: Multiple buildings on the same property or development site in the SR9 Design Corridor shall be linked together visually and architecturally. Buildings shall appear as part of an overall planned design for the site, and not as unique individually designed buildings. Buildings on the same property or development site shall adhere to the following standards:
 - 1. Rooflines: Consistent rooflines are required on buildings on the same property or development site, as detailed below:
 - a. Roof pitch and orientation shall be complementary between buildings.
 - b. While buildings on the same property may have different building heights, roof height shall be used to help link the buildings together visually.
 - c. Buildings on the same property shall have consistent roof style (e.g. consistent depth of eave overhang, consistent appearance of exposed rafter tails, etc.)
 - d. Buildings on the same property shall use the same roofing material, unless otherwise allowed by the Planning Commission after receiving a recommendation from the Design Review Board.
 - 2. Architectural design and material palette: Buildings on the same property shall be linked together by a consistent architectural theme and exterior materials and colors. This does not mean each building must be a replica of the next. Variation on architecture is allowed, especially to accentuate the differences in uses between different buildings (for example, to differentiate between a restaurant and a retail space).
- E. Visual Impact Standards: For any new development the SR9 Design Corridor no structure may be placed on a ridgeline, hilltop, or edge of a mesa as defined in Section 10-9A-10.

- F. Design Review Board: The Design Review Board shall review all new development in the SR9 Design Corridor, prior to the application for the new development being reviewed by the Planning Commission or DCD, as applicable. The Design Review Board shall operate as detailed below:
1. The Design Review Board is an informal Board that makes general recommendations to the Planning Commission and/or DCD. The Design Review Board does not make final decisions on any applications and is therefore not classified as a public body under Utah law.
 2. The Design Review Board shall be composed of five representatives:
 - a. Two individuals with special expertise in design architecture, planning, and design. These individuals must have professional and educational experience as an architect, landscape architect, land use planner, or urban designer. These individuals do not need to reside in the Town, but they should have understanding of the Town’s General Plan and design goals.
 - b. Two residents of the Town.
 - c. One Planning Commissioner.
 3. All applications for Design/Development Review for projects located in the SR9 Design Corridor shall be submitted to the Design Review Board prior to being reviewed by the Planning Commission or DCD, as applicable.
 4. The Design Review Board shall make recommendations as necessary to the applicant to bring the proposed development into compliance with the standards in this section, and to help the project achieve the purposes of this chapter.
 5. The Design Review Board shall make recommendations to the Planning Commission regarding any deviations from the standards in paragraphs C or D that are justified to make the development more compatible with the Town’s village character, or which will help the project better accomplish the purposes of this Chapter.

Chapter 10-15G: Residential Height and Size Bonus

This section is proposed to be combined with a reduction in the current permitted building height and size standards in the FR and VR zones. The building height and size are proposed to be reduced as shown in the following table:

	<i>Existing</i>	<i>Proposed</i>
<i>Building Height</i>		
<i>FR zone normal parcel</i>	<i>25 feet</i>	<i>20 feet</i>
<i>FR zone high visual impact or view obstructing parcel</i>	<i>20 feet</i>	<i>15 feet</i>
<i>VR and VR-A Zones</i>	<i>26 feet</i>	<i>21 feet</i>

VR-B Zone	22 feet	17 feet
Building Size All Zones <i>(inclusive of attached garage + covered patios)</i>	5,000 square feet	3,000 square feet

- A. An owner of residentially zoned property may request their property be regulated by all of the following Chapters or sections of the Town Code:
1. Section 10-9a-13: Building and Site Design Requirements (if located in the FR zone)
 2. Chapter 10-15F: SR9 Design Corridor (if located in the SR9 Design Corridor)
 3. Chapter 10-16: Architectural Standards and Design Guidelines
 4. Chapter 10-17: Color Palette
 5. Chapter 10-18: Landscaping
- B. A residential property which is regulated by all the chapters or section in paragraph A above at the request of the property owner shall be granted the following height and size bonuses which are not available as a permitted use in the residential zones:
1. Building height shall be increased by five feet over the height otherwise permitted.
 2. Building size shall be increased by 2,000 square feet over the size otherwise permitted.
- C. An owner of residential property requesting the property to be regulated by the chapters and sections in paragraph A shall submit a written request to the Town on a form provided by the Town. The Town shall record the written request in the office of the Washington County recorder.

Section 10-2-2: Definitions - Definitions Related to Transient Lodging Units

Definitions to be added to the Code

Hostel: A type of transient lodging facility that offers basic accommodations typified by dormitory style sleeping quarters and shared bathroom and living areas.

Residential Hosting: A transient lodging facility in a residential structure where the host, either the owner or a full-time manager, lives on-site and will act as the primary service provider for the facility.

Short-term rental: A transient lodging facility where guests have limited or no interaction with on-site staff. Short-term rentals typically do not have front desks or full-time on-site staff. A short-term rental can be the rental of an entire structure, or rental of a completely self-contained dwelling unit in a larger structure. Each short-term rental unit includes a private entrance, sleeping, bathing, and cooking facilities. Commonly referred to as a vacation rental.

Transient Lodging Unit: An individual space for overnight accommodations in a transient lodging facility. Transient lodging units in different types of transient lodging facilities are specifically defined below:

Hostel: Each 175 square feet of shared sleeping space in the hostel counts as one transient lodging unit. Each private bedroom in the hostel counts as one transient lodging unit.

Hotel / Motel: Each bedroom with a bathroom in a hotel / motel counts as one transient lodging unit. Suite units in a hotel / motel where two or more bedrooms have their own bathroom and are separated by internal partitions that can be locked to allow the suite to be converted into multiple rental units are counted as multiple transient lodging units, based on the total potential rental units contained in the suite.

Residential Hosting: Every bedroom that is offered for transient lodging rental in the residential hosting facility is counted as a transient lodging unit.

Short-term rental: Every bedroom in the short-term rental counts as one transient lodging unit.

Current Code definitions to be revised

~~BED AND BREAKFAST: A transient lodging facility with the provision of the breakfast meal included in the rental fee. A bed and breakfast shall comply with all appropriate construction codes, zoning requirements or any other ordinances or codes adopted by the Town. A bed and breakfast does not qualify as a "home occupation".~~

~~HOTEL/MOTEL: A transient lodging facility usually containing ten (10) or more guestrooms and having one principal entryway or entrance; a lobby with a front desk or other public rooms. Hotels/Motels have on-site support staff and typically offer guests support services such as housekeeping.~~

~~TRANSIENT LODGING FACILITY: Any establishment that receives payment in any form of exchange or trade for the use of any dwelling for thirty (30) consecutive days or less, including any hotel, motel, bed and breakfast, boarding house, residential hosting facility, short-term rental, hostel, or the like.~~



Memorandum

To: Planning Commission
From: Thomas Dansie
Date: July 2, 2021
Re: Accessory Dwelling Unit Ordinance Revisions

The State Legislature recently mandated changes to local regulations governing internal accessory dwelling units (ADUs). The Planning Commission discussed these changes in the May work meeting. The Commission gave staff direction on how to revise the Town's standards for both internal and external ADUs, based on the recent State law changes. The attached draft ordinance incorporates the Commission's direction.

The proposed ordinance makes the following changes:

- 1. Creates two classifications of ADUs: internal and external.** An internal ADU is contained entirely in the footprint of the primary dwelling on the property. An external ADU is in a separate accessory structure and is detached from the primary residence.
- 2. Allows internal ADUs in the Foothill Residential zone.** Both internal and external ADU's will continue to be allowed in the Valley Residential zone, which is the current status quo.
- 3. Revises the following development standards for all ADUs:**
 - a. Requires the owner of the property to occupy the main dwelling on the property (currently the property owner may occupy the ADU).
 - b. Reduces the parking required for an ADU from two spaces to one space.
 - c. Reduces the minimum lot size to have an ADU from 0.5 acres to 6,000 square feet.
 - d. Requires a property owner to replace parking spaces on the property if a garage or carport is converted into an ADU.
 - e. Prohibits ADUs from being developed in mobile homes.
 - f. Requires an ADU to be served the same utility meter as the primary dwelling.
- 4. Revises the following development standards for internal ADUs only:**
 - a. Reduces the minimum rental period for internal ADUs to 30 consecutive days.
 - b. Removes the 1,000 square foot size limit for internal ADUs.
 - c. Removes the requirement for an internal ADU to have a separate entrance from the main dwelling.
- 5. Establishes a permit requirement for all ADUs.** Currently the Town does not require a permit for ADUs. The permit requirement will allow the Town to better track where ADUs are located.

Additionally, if the Town has a permit requirement we are then authorized by State law to use short term rental websites to take enforcement action against illegal nightly rentals of ADUs.

6. Allows the Town to lien properties that are in violation of ADU standards.

Staff recommends the Commission review the proposed language to see if it reflects the direction given by the Commission in the May meeting. If so, staff recommends the Commission schedule a public hearing for public review of the ordinance.

10-22-15: ACCESSORY DWELLING UNITS:

A. Accessory Dwelling Units Defined: An accessory dwelling unit (ADU) is a second dwelling unit on an owner-occupied single-family property that is ~~rented for periods of ninety (90) consecutive days or longer. ADUs may be part of the main residence on a property, or may be contained in a separate structure such as a guesthouse.~~ rented for periods of thirty consecutive days or less for internal ADUs, or ninety consecutive days or less for external ADUs.

B. Classes of ADUs: ADUs can be either internal or external.

1. An internal ADU is a separate dwelling unit located entirely within the footprint of a single family residence on a residentially zoned property. Internal ADUs must meet the standards in section 10-9a-530 of the Utah Code.
2. An external ADU is a dwelling in a separate structure on the same residentially zoned property as a single family residence, and which is detached from the single family residence.

CB. Allowed Zones: ~~Internal ADUs are allowed in all residential zones. External ADUs are only allowed in the VR Zone and VR subzones according to the standards in this section.~~

DC. Standards: ADUs must conform to the following standards:

1. The ADU must contain complete cooking and bathroom facilities that are separate from the facilities located in the main residence.
 - a. The cooking facility in the ADU must contain:
 - (1) A sink and water faucet,
 - (2) Capacity for food refrigeration, and
 - (3) A permanent, built-in stove top, range, or other similar device for cooking food.
 - b. The bathroom facility in the ADU must contain:
 - (1) A sink and water faucet,
 - (2) A toilet, and
 - (3) A shower or bathtub.
2. ~~The ADU must have a separate entrance from the main residence.~~
23. The owner of the property must occupy ~~the primary~~ ~~either the main residence dwelling on the property or the ADU.~~ the primary either the main residence dwelling on the property or the ADU.
34. ~~One~~ ~~Two (2) additional~~ off-street parking spaces must be provided for the ADU, in addition to parking required for the primary dwelling on the property.
45. ADUs must meet all applicable Fire and Building Codes.
56. The lot where the ADU is located must maintain the single-family appearance and character of the neighborhood, ~~as outlined in section 10-9B-1 of this title.~~ ADUs should be compatible in design and appearance with the main residence on the property.
67. External ADUs are limited in size to one thousand (1,000) square feet.
78. Only one ADU per property is permitted.
89. The lot where the ADU is located must be at least ~~6,000 square feet~~ ~~one-half (1/2) acre~~ in size.

~~910~~. ADUs may not be used for transient lodging. The minimum rental period for an internal ADU is 30 consecutive days. The minimum rental period for an external ADU is ninety (90) consecutive days.

~~1011~~. Only one family is allowed to occupy an individual ADU.

12. If a garage or carport is converted to an ADU, the property owner must replace any parking spaces contained in the garage or carport which are required by code with an equal number of parking spaces elsewhere on the property in a manner that complies with all land use standards.

13. An ADU may not be developed in a mobile home.

14. A property owner may not install power or culinary water utility meters that serve only the ADU. The ADU must be served by the same power and culinary water utility meters as the primary dwelling on the property.

E. Permit Required: Prior to renting or offering to rent an ADU, a property owner must obtain an Accessory Dwelling Unit Permit from the Town.

1. The ADU permit is reviewed and approved by the DCD. The DCD shall issue the ADU permit, only after finding all of the standards in this section and all other applicable land use standards have been met.
2. The Town shall record a notice of the permit with the Washington County Recorder, as detailed in Utah Code 10-9a-530(6).

F. In addition to other remedies available to the Town, the Town may hold a lien against a property that contains an internal ADU if the property owner violates any standards for operation of an internal ADU. The amount, notice, and procedure for the lien shall be in accordance with state law.



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: July 1, 2021
Re: Ordinance Revision - Home Occupation Ordinance Standards

Home occupation permits are intended to “protect the character of residential neighborhoods in the Town, while allowing limited conduct of business in residential districts.” Traditional uses allowed by home occupation permits include home offices for professionals running a small business, people working remotely, people offering services such as music lessons or hairdressing, and other similar uses. These uses can be accomplished without significant impact on the character of the surrounding residential neighborhood.

However, in addition to these uses, in the past the Town has permitted home occupation uses such as a mindfulness and coaching retreat, automotive repair, and e-bike rentals. These types of uses have heightened potential to impact the character of the surrounding neighborhood. Each of these uses have created concern in the community and impacts on neighborhoods.

Further, the combined impacts of the COVID-19 pandemic (resulting in more remote working) and changes in the job market (resulting in more transient “gig” work and more sharing economy work) have changed the way many people view their homes. Increasingly, one’s home is not just a residence, but also a workplace. Other communities are dealing with new home occupation uses not seen in the past. Some examples include:

- People using their homes as depot hubs for gig parcel delivery work.
- People running small businesses from their homes with ostensibly remote employees, but who nevertheless make frequent visits to the home for work.

Due to these circumstances, the Town Council has directed the Commission to review the current home occupation standards and make necessary adjustments in light of recent home occupation concerns and changing societal notions about the separation of home and workplace. The Council recognizes the need for people to work from home and does not want to limit a property owner's ability to use their home for limited business purposes. However, the Council is very concerned about the impacts of customers visiting a home, or any impacts a home occupation could have on the residential character, peace, and privacy of existing neighborhoods.

The Commission should review the existing home occupation standards found in section [10-22-9](#) of the Town Code and be prepared to make recommendations to help limit future impacts on residential neighborhoods.

Staff suggests the Commission could explore the following:

- Be more specific in the types of business allowed as a home occupation. For example: home offices are allowed, businesses that sell goods to customers at the home are not. Of course, these are two extreme cases. The Commission may wish to consider what other uses may fall between these uses and whether or not they are allowable: music lessons, counseling services, etc.
- Be more specific about under what circumstances the public can visit the home occupation. Currently, the public can visit the home occupation, but only by prior appointment. Further, no more than five customer visits per day are allowed. The Commission may wish to be more precise about what constitutes a “prior appointment.” The Commission may wish to define what constitutes a “customer visit.”